

MAY 29 2012

Doc#: 5048
Bk: 4846 Pg: 132

SHORT FORM WARRANTY DEED

Brian Arsenault and **Jessica Arsenault**, of Rumford, Maine (collectively, "Grantor"), FOR CONSIDERATION PAID, grant to **Western Maine Realty, LLC**, a Maine limited liability company with a mailing address of 549 South Street, Quincy, MA 02269 ("Grantee") WITH WARRANTY COVENANTS certain real property, together with any improvements thereon, located in the Town of Canton, Oxford County, Maine, and more particularly described on Exhibit A attached hereto and made a part hereof.

Being the same premises conveyed to the Grantor by deed from Sharon Packard dated September 9, 2006 and recorded in the Oxford County Registry of Deeds (Eastern District) in Book 4019, Page 183.

WITNESS our hands and seals this 15th day of May, 2012.

WITNESS:

Name: _____

Brian Arsenault
Brian Arsenault

Name: _____

Jessica Arsenault
Jessica Arsenault

State of Maine

County of Cumberland

May 15th, 2012

PERSONALLY APPEARED the above-named Jessica Arsenault and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Hawley Strait
Print Name: Hawley Strait
Notary Public Attorney at Law
Notary Commission Expires: _____

MAINE REAL ESTATE
TRANSFER TAX PAID

EXHIBIT A

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A certain lot or parcel of land with the improvements thereon located in the Town of Canton, County of Oxford and State of Maine, more particularly described as follows:

COMMENCING at an iron pin set at the northwest corner of land as described in the deed from Charles F. LaBrecque to Lewis H. Ridley and Thomas Joudrey dated June 25, 1992, on the southerly line of land now or formerly of G.H. Virgin and on the easterly line of land now or formerly of William Paul, THENCE in an easterly direction along the southerly line now or formerly of G.H. Virgin a distance of One Thousand Seven Hundred (1,700) feet, more or less to an iron pin set in the ground at the westerly line of land now or formerly of John Rollins and land now or formerly of Effie Conant; THENCE southerly along the westerly line of land now or formerly of John Rollins and land now or formerly of Effie Conant a distance of Eight Hundred Fifty-eight (858) feet, more or less to the center line of an old road; THENCE westerly along the center line of the old road a distance of One Thousand Six Hundred Ninety (1,690) feet, more or less, to the easterly line of land now or formerly of William Paul; THENCE northerly along line of said land now or formerly of William Paul a distance of Seven Hundred Twenty-two (722) feet, more or less, to the iron pin set at the point of beginning.

The property herein conveyed is subject to, and benefited by, as the case may be, the following:

1. The rights and easements reserved in the Deed from Thomas Joudrey to Lewis Ridley dated October 6, 1994 and recorded at Oxford County Registry of Deeds, Eastern District, in Book 2165, Page 203.
2. The rights and easements described in the Deed from Lewis Ridley to Stanley Ridley and Scott Ridley dated October 6, 1994 and recorded at Oxford County Registry of Deeds, Eastern District, in Book 2165, Page 207.

Received
Recorded Register of Deeds
May 16, 2012 11:55A
Oxford East County
Patricia A. Shearman